

TRANSFER
TAX
PAID

WARRANTY DEED
Joint Tenancy

Doc # 2005000886
Book 8270 Page 0027

56-18

Know all Persons by these Presents,

That WE, BRIAN DICKERSON AND PAULA DICKERSON, both of Canaan, County of Somerset and State of Maine

in consideration of One Dollar and Other Valuable Considerations

paid by WALTER G. MCINTIRE AND JOYCE L. MCINTIRE

whose mailing address is
Portland, Maine 04103

the receipt whereof we do hereby acknowledge, do hereby **give, grant, bargain, sell and convey** unto the said Walter G. McIntire and Joyce L. McIntire

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land, together with the buildings thereon, situated in Waterville, Kennebec County, State of Maine, more particularly bounded and described as follows, to wit:

Beginning at a point on the southerly line of Eustis Parkway measured 140 feet westerly of the west line of Ruppert Street; thence westerly 105 feet along the southerly line of said Eustis Parkway; thence at right angles southerly 100 feet; thence at right angles easterly 105 feet; thence northerly 100 feet to the point of beginning. Meaning and intending to convey Lot #30 on a Plan of Eustis Parkway, West End Plan, made by Carl H. Crane, Reg. Civil Engineer, of Waterville, Maine, August 27, 1963.

This conveyance is subject to the following restrictions, which are to run with the land, to wit:-

No building other than a private dwelling house for not over one family occupancy together with private garage for use by occupants of house shall be erected nearer than thirty-two (32) feet from the line of any street, provided, however, that porticoes projecting not over three (3) feet, steps, and bay windows are to be allowed on said reserved space. No part of any building shall be placed nearer than eight (8) feet from any sideline. No double-decked porches may be built on any house. Said dwelling house and garage shall cost not less than Twenty Thousand (\$20,000.00) Dollars. The garage, unless built as a part of the house, shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy (70) feet frontage on the street. The finish grade of the lot facing the street shall be not over three (3) feet above the top surface of the center line on the street when completed and the top of the foundation wall of the house erected on said lot shall be not over four (4) feet above the top surface of said center line of the street.

Being all and the same premises conveyed by Avis A. O'Connor, by and through her attorney in fact, to Brian Dickerson and Paula Dickerson as described in a warranty deed dated April 30, 2004 and recorded in the Kennebec County Registry of Deeds in Book 7938, Page 270.

© MDBS

To have and to hold

the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said ^{G.} Walter J. McIntire and Joyce L. McIntire

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And

we do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof,
Dickerson

We the said Brian Dickerson and Paul

XXXXX

~~husband/wife of the said~~

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights to the

above described premises, have hereunto set our hand^s and seal^s this 10th day of the month of January, A.D. 20 05.

Signed, Sealed and Delivered
in presence of

William P. Dubord

William P. Dubord

Brian Dickerson

Paula Dickerson

State of Maine, County of Somerset ss. January 10, 2005.

Then personally appeared the above named Brian Dickerson and Paula Dickerson

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

William P. Dubord

WILLIAM P. DUBORD

Attorney At Law

Notary Public

Notary Public

Attorney at Law

Printed Name, My Commission Expires 6/26/2008

Received Kennebec SS.
01/11/2005 8:29AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

Doc # 2005000005
Book 8270 Page 0028

56-18